

S-22-2008
KDA Industrial Park Condominiums - Amended
3572 South 1950 West
C-2 Zone

BACKGROUND

Mr. DeLyle Billings, is requesting an amendment to the KDA Industrial Park Condominiums. This property is located at 3572 South 1950 West and is part of the KDA Industrial Park Subdivision. The condominium development received final plat approval in 2004.

ISSUES:

The purpose for the plat amendment will be to create individual spaces within building B, and to adjust a mutual property line between lots 1 and 3. Although the City has a lot line adjustment procedure that does not involve the Planning Commission, staff has determined to process the lot line adjustment along with the amended condominium plat.

The applicant is now ready to market building B. A number of requests have been made to purchase air space within this building. In order to divide these spaces, the original condominium plat will need to be amended. In addition, prior to the construction of building B, an old storage structure attached to the original KDA building was removed. According to the applicant, one of the reasons the older structure was removed was to provide additional space to increase the footprint of building B. However, the increase in size resulted in the building being constructed over the east property line by approximately 5 feet. As a result, the applicant has also requested that this adjustment be made part of the plat amendment.

STAFF ALTERNATIVES:

1. Approve the amended KDA Industrial Park Condominiums subject to a resolution of staff and agency concerns.
2. Continue the application to address concerns raised during the Planning Commission hearing.

Applicant:

DeLyle Billings
6725 S. 1405 E.
SLC, UT 84128

Discussion: Steve Lehman presented the application. Jack Matheson asked the applicant, DeLyle Billings, what type of tenants he expects in the new building.

Mr. Billings explained that the tenants will be similar to the those in the first facility which include a dance studio, a candy shop, etc. He added that 3 units are already planned in the new building and these include a transmission fixing facility, an office with a small warehouse, and a business that specializes in washing and maintaining buildings.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous- S-22-2008– Approved